

176.0

0010

0008.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
651,200 / 651,200
651,200 / 651,200
651,200 / 651,200APPRaised:
USE VALUE:
ASSESSED:**Patriot**
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KEY LAURIE A	
Owner 2:	
Owner 3:	

Street 1: 60 WILBUR AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CLARK SCOTT M & CORINNE M -

Owner 2: -

Street 1: 60 WILBUR AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,686 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3686		Sq. Ft.	Site		0	70.	1.44	6									371,407						371,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3686.000	279,800		371,400	651,200		119204
							GIS Ref
							GIS Ref
							Insp Date
							06/15/18

Total Card	/	Total Parcel
651,200	/	651,200
651,200	/	651,200
651,200	/	651,200

PRIOR ID #1:	119204
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
LAST REV DATE	12/11/20 03:44:27
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,800	0	3,686.	371,400	651,200	651,200	Year End Roll	12/18/2019
2019	101	FV	225,100	0	3,686.	366,100	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	225,100	0	3,686.	281,200	506,300	506,300	Year End Roll	12/20/2017
2017	101	FV	225,100	0	3,686.	265,300	490,400	490,400	Year End Roll	1/3/2017
2016	101	FV	225,100	0	3,686.	244,100	469,200	469,200	Year End	1/4/2016
2015	101	FV	210,400	0	3,686.	228,100	438,500	438,500	Year End Roll	12/11/2014
2014	101	FV	210,400	0	3,686.	210,100	420,500	420,500	Year End Roll	12/16/2013
2013	101	FV	210,400	0	3,686.	210,100	420,500	420,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK SCOTT M &	1319-121		5/10/2006		395,000	No	No		
	1031-82		6/1/1987		175,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2010	168	Addition	80,000					12X24 2 STORY ADDI
12/30/2009	1281	New Wind	4,705					

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	MEAS&NOTICE	BS	Barbara S
6/14/2010	Info Fm Prmt	BR	B Rossignol
2/19/2009	Measured	197	PATRIOT
10/10/2006	MLS	HC	Helen Chinal
2/26/2000	Inspected	264	PATRIOT
12/22/1999	Measured	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Good			OF=BMT SINK.											
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Good														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1958	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G12		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL								
Prim Int Wall:	2	- Plaster		Functional:		%		1	5	2									
Sec Int Wall:		%		Economic:		%													
Partition:	T	- Typical		Special:		%													
Prim Floors:	3	- Hardwood		Override:		%													
Sec Floors:		%		Total:	18.6	%													
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Subfloor:				Basic \$ / SQ:	105.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.27949643															
Electric:	3	- Typical		Const Adj.: 0.99989998															
Insulation:	2	- Typical		Adj \$ / SQ: 134.334															
Int vs Ext:	S			Other Features: 70950															
Heat Fuel:	2	- Gas		Grade Factor: 1.00															
Heat Type:	3	- Forced H/W		NBHD Inf: 1.00000000															
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor: 1.00															
Solar HW:	NO			Adj Total: 343717															
% Com Wall:				Depreciation: 63931															
				Depreciated Total: 279786															
MOBILE HOME				WtAv\$/SQ:					AvRate:			Ind.Val							
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0010-0008.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X8	A	AV	1960		0.00	T	40	101						
More: N				Total Yard Items:				Total Special Features:				Total:							

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
BMT	Basement	912	53,400	48,699	BMT	100	RRM	50	A		
FFL	First Floor	912	134,330	122,512							
TQS	3/4 Story	468	134,330	62,868							
SFL	Second Floor	288	134,330	38,688							
					Net Sketched Area:	2,580	Total:	272,767			
					Size Ad	1668	Gross Are	2736	FinArea	2124	

IMAGE

AssessPro Patriot Properties, Inc